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Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

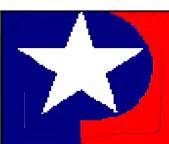
526,100 / 526,100

USE VALUE:

526,100 / 526,100

ASSESSED:

526,100 / 526,100


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City   |
|----|--------|-------------------------|
| 17 |        | RUSSELL TERR, ARLINGTON |

## OWNERSHIP

|           |                       |         |   |
|-----------|-----------------------|---------|---|
| Owner 1:  | TOLBERT NICOLE & LEE  | Unit #: | 1 |
| Owner 2:  |                       |         |   |
| Owner 3:  |                       |         |   |
| Street 1: | 17 RUSSELL TERRACE #1 |         |   |
| Street 2: |                       |         |   |

Twn/City: ARLINGTON

|               |       |            |
|---------------|-------|------------|
| St/Prov: MA   | Cntry | Own Occ: Y |
| Postal: 02474 |       | Type:      |

## PREVIOUS OWNER

|           |       |
|-----------|-------|
| Owner 1:  |       |
| Owner 2:  |       |
| Street 1: |       |
| Twn/City: |       |
| St/Prov:  | Cntry |
| Postal:   |       |

## NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1880, having primarily Clapboard Exterior and 1269 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
|      |            |        |          |
|      |            |        |          |
|      |            |        |          |

## PROPERTY FACTORS

| Item       | Code | Description | % | Item    | Code | Description |
|------------|------|-------------|---|---------|------|-------------|
| Z          | R4   | TOWNHOU     |   | water   |      |             |
| o          |      |             |   | Sewer   |      |             |
| n          |      |             |   | Electri |      |             |
| Census:    |      |             |   | Exempt  |      |             |
| Flood Haz: |      |             |   |         |      |             |
| D          |      |             |   | Topo    |      |             |
| s          |      |             |   | Street  |      |             |
| t          |      |             |   | Gas:    |      |             |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj  | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 102      | Condo       |          | 0           | Sq. Ft.            | Site      |           |           | 0          | 0.         | 0.00 | 7058  |             |           |        |   |        |   |        |   |                 |           |   |           |        |      |           |       |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | User Acct |
|----------|-----------|----------------|------------|------------|-------------|-------------------|-----------|
| 102      | 0.000     | 526,100        |            |            | 526,100     |                   | 154139    |
|          |           |                |            |            |             |                   | GIS Ref   |
|          |           |                |            |            |             |                   | GIS Ref   |
|          |           |                |            |            |             |                   | Insp Date |
|          |           |                |            |            |             |                   | 07/19/18  |

Total Card / Total Parcel

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**EXTERIOR INFORMATION**

|               |                  |          |
|---------------|------------------|----------|
| Type:         | 99 - Condo Conv  |          |
| Sty Ht:       | 1 - 1 Story      |          |
| (Liv) Units:  | 1                | Total: 1 |
| Foundation:   | 3 - BrickorStone |          |
| Frame:        | 1 - Wood         |          |
| Prime Wall:   | 2 - Clapboard    |          |
| Sec Wall:     |                  | %        |
| Roof Struct:  | 1 - Gable        |          |
| Roof Cover:   | 1 - Asphalt Shgl |          |
| Color:        | GREY             |          |
| View / Desir: | N - NONE         |          |

**BATH FEATURES**

|            |   |              |
|------------|---|--------------|
| Full Bath: | 2 | Rating: Good |
| A Bath:    |   | Rating:      |
| 3/4 Bath:  |   | Rating:      |
| A 3QBth:   |   | Rating:      |
| 1/2 Bath:  |   | Rating:      |
| A HBth:    |   | Rating:      |
| OthrFix:   |   | Rating:      |

**COMMENTS**

BK:22259 PG:229 BK:19623 PG:436  
643-4043, Building Number 1.

**SKETCH**

Undisplayed Areas:  
GLA: 1269

**GENERAL INFORMATION**

|               |                  |
|---------------|------------------|
| Grade:        | C+ - Average (+) |
| Year Blt:     | 1880             |
| Eff Yr Blt:   |                  |
| Alt LUC:      |                  |
| Jurisdict:    |                  |
| Const Mod:    |                  |
| Lump Sum Adj: |                  |

**INTERIOR INFORMATION**

|               |                |
|---------------|----------------|
| Avg Ht/FL:    | STD            |
| Prim Int Wal: | 2 - Plaster    |
| Sec Int Wall: |                |
| Partition:    | T - Typical    |
| Prim Floors:  | 3 - Hardwood   |
| Sec Floors:   |                |
| Bsmnt Flr:    |                |
| Subfloor:     |                |
| Bsmnt Gar:    |                |
| Electric:     | 3 - Typical    |
| Insulation:   | 2 - Typical    |
| Int vs Ext:   | S              |
| Heat Fuel:    | 1 - Oil        |
| Heat Type:    | 3 - Forced H/W |
| # Heat Sys:   | 1              |
| % Heated:     | 100            |
| % AC:         |                |
| Solar HW:     | NO             |
| Central Vac:  | NO             |
| % Com Wal     | % Sprinkled    |

**CONDOS INFORMATION**

|              |  |
|--------------|--|
| Location:    |  |
| Total Units: |  |

Floor: 1 - 1st Floor

% Own: 30.000000000

Name: 100 - 7058

**DEPRECIATION**

Phys Cond: GD - Good

Functional:

Economic:

Special:

Override:

18. %

Total: 18.6 %

**CALC SUMMARY**

Basic \$ / SQ: 305.00

Size Adj.: 1.35000002

Const Adj.: 1.00999999

Adj \$ / SQ: 415.867

Other Features: 90750

Grade Factor: 1.10

NBHD Inf: 0.94999999

NBHD Mod:

LUC Factor: 1.00

Adj Total: 646318

Depreciation: 120215

Depreciated Total: 526103

**COMPARABLE SALES**

Rate

Parcel ID

Typ

Date

Sale Price

WtAv\$/SQ:

AvRate:

Ind.Val

Juris. Factor:

Before Depr:

434.58

Special Features: 0

Val/Su Net:

414.58

Final Total: 526100

Val/Su SzAd

414.58

**SKETCH****RESIDENTIAL GRID**

1st Res Grid Desc: Line 1

# Units 1

Level FY LR DR D K FR RR BR FB HB L O

Other

Upper

Lvl 2

Lvl 1

Lower

Totals RMS: 4 BRs: 2 Baths: 2 HB